



## **PLANNING AND ZONING COMMISSION COMMUNICATION**

August 7, 2018

**SUBJECT:** Hold public hearing and consider a recommendation regarding Case No. 18-03-PD to propose single-family residential development on 36.288 acres within the James Matson Survey, Abstract No.1080.

**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner

**REFERENCE NO:** 18-03-PD

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### **ACTION REQUESTED:**

Receive public input regarding a request for Planned Development to change the zoning of 36.288 acres in the James Matson Survey, Abstract No. 1080 located at Westpark Way and W. Pipeline Road from Single Family Detached Dwelling (R-1) zoning district to Planned Development (PD) zoning to allow single family residential, and consider recommendation for an Ordinance.

### **ALTERNATIVES:**

- Table the Public Hearing
- Recommend approval of the request
- Recommend approval of the request with modifications
- Recommend denial of the request

### **SUMMARY OF SUBJECT:**

**Applicant:** Lennar Homes

**Location/Zoning:** 36.288 acres located at Westpark Way and W. Pipeline Road. The property is currently zoned Single Family Detached Dwelling (R-1) district.

**Project Description:** Lennar Homes is the developer and homebuilder of five (5) subdivisions within the Riverwalk Planned Development zoning district during the past

several years. Due to the strong home sales within these subdivisions and the strong market in Euless, the company has acquired additional property. They are seeking approval of a Planned Development ordinance for a one hundred eight (108) lot single-family subdivision with similar design standards as was approved in the RiverWalk Planned Development Ordinance. There are two occupied homesteads on the parcels associated with the rezoning.

**Zoning** – The original Riverwalk Planned Development ordinance has been edited to create the proposed Planned Development zoning. Slight modifications have been made to the single-family development and design standards to increase the street widths.

**Lots, Streets and Frontage Types** – The lot type for the subdivision will be a R5 front-garage loaded product. Streets will be the R1 residential street widths with a minimum of thirty-one (31') feet of pavement. Sidewalks will be six (6') feet wide with a seven and one half (7.5') foot parkway with a variety of street tree types.

Identical to Riverwalk, the setback distances for the front yards are set at a minimum of fifteen (15') feet. This creates an effective setback distance of twenty-eight and a half (28.5') feet from the curb to the front building line. Garages must be a further seven (7') feet from the building line allowing full parking of vehicles without encroachment on the sidewalk.

The proposed subdivision contains 108 lots. Fifty-four (54) of these lots will be 7,800 SF or greater and have a lot dimension of sixty-five (65') feet in width and at least one hundred twenty (120') feet deep. The other fifty-four (54) lots will be 6,000 SF or greater and have a lot dimension of fifty (50') feet in width and at least one hundred twenty (120') feet deep. The lot layout is designed to accommodate the natural topography of the site. Therefore, the lots vary in size from 6,000 SF to over 15,000 SF, while meeting the standard described above of half the lots being 7,800 SF or greater and half the lots being 6,000 SF or greater. The median lot size in the subdivision is 7,840 SF. Lots along the existing neighborhood to the north (Block A, Lots 1 – 14) are deeper to accommodate a similar character of that neighborhood. An additional fifteen (15') foot buffer is established to the rear setback to preserve as many trees along the existing property line as possible. The street in front of the Block A lots is ten (10') below the grade of the rear property line of the Block A lots.

**Open Space** – There are five (5) open space lots associated with this development. These lots are primarily designed to preserve existing drainage areas and trees. The easternmost open space lot will have additional landscaping and sidewalks internal to the site.

Street trees of a variety of species will be planted throughout the parkway areas of the streets and maintained to accommodate emergency equipment.

**Access** – The subdivision will connect to existing neighborhoods with dead-end streets which were designed for future connectivity. Christopher Lane within the Park Hill

Subdivision will be extended into the subdivision to the east. Coyote Drive in the Villas of Texas Star will be extended north. The subdivision will also connect to Westpark Way.

**Infrastructure and Architectural Standards** – The standards, with one exception, are the same as originally approved for the Riverwalk Planned Development including the single-family architectural standards. The exception is that any two-story structures will be single story at the rear elevations and will not have a second floor window that would face the home site behind a home. This provision would be of particular interest to the residents of the existing single-story residences to the north and any concerns about a loss of privacy

Staff recommends approval of the Planned Development Ordinance.

**SUPPORTING DOCUMENTS:**

- Draft Ordinance No. XXXX
- Application
- Exhibits
- Map 1, Map 2, and Map 3

**APPROVED BY:**

**Mike Collins**

Director of Planning and Economic Development

**Stephen Cook**

Senior Planner